

# FOR SALE

PRIME COMMERCIAL LOT

214 Main Street Rockyford, Alberta



**\$60,000**

## THE PROPERTY

Prime commercial lot available on Main Street in Rockyford, Alberta. High visibility, direct exposure, and straightforward access for customers and suppliers. Ideal for retail, professional services, or mixed commercial use. Rockyford is a stable, agriculture-driven community with strong local support, affordable operating costs, and convenient access to surrounding rural markets. Located within practical reach of Strathmore and Calgary, it offers small-town reliability with regional connectivity.

Zoned **CB (Central Business)**, the property supports a broad range of commercial uses, providing flexibility for retail, office, or mixed-use concepts.

### Ria Mavrikos

Commercial Sales & Leasing  
403.493.0886  
mavrikoscre@gmail.com



**RE/MAX KEY**

[www.mavrikosrealestate.com](http://www.mavrikosrealestate.com)

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## PROPERTY HIGHLIGHTS:

**Lot Size:** 0.18 Acres

**Zoning:** CB

**Services:** To the lot line. TBV

**County:** Wheatland County

**Taxes:** \$755.98/2023

**Possession:** Immediate



## NEARBY AMENITIES

- Rockyford Grocery
- 92 Restaurant
- Triple B Tavern
- A & J Liquor
- Canada Post

*The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.*

## SURROUNDING DEVELOPMENT:

- The development of six acres of raw land into residential lots is in progress.
- The Rockyford Friendship Club leased a large portion of property intended to become the Prairie Ridge Historical Park, featuring turn-of-the-century farming equipment showcases.

## CB - Central Business

### PERMITTED USES

#### Retail Commercial

- Convenience Retail
- General Retail Stores
- Liquor Store

#### Food & Hospitality

- Eating & Drinking Establishments

#### Office & Professional Services

Offices

Financial Institutions

#### Personal & Health Services

- Clinics
- Personal Service Establishments

#### Arts, Cultural & Recreation

- Artist Studios
- Cultural Establishments

#### Community & Civic Uses

- Public Buildings
- Public Parks

#### Infrastructure

- Utilities

### DISCRETIONARY USES

#### Residential & Accommodation

- Apartments (more than 4 units)  
Attached Housing
- Bed and Breakfast

#### Personal, Pet & Health Services

- Child Care Centre
- Pet Care Services
- Laundry Facility

#### Institutional & Assembly Uses

- Public Buildings
- Cultural Establishments

#### Automotive & Fuel Services

- Automotive Repair and Sales
- Car Wash or Gas Bar

#### Entertainment, Recreation & Hospitality

- Athletic & Recreational Facility -  
Indoor
- Drinking Establishment
- Hotel/Motel

#### Commercial & Business Services

- Contractor Services - Minor
- Funeral Home

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